

# **Eucalyptus Grove Homeowners Annual Membership Meeting January 14, 2021 (6PM) Via Zoom Minutes**

(Subject to Membership's approval)

The meeting was held via Zoom.com, Craig Nicholson, Board President, called the meeting to order at 6:01 pm.

## **Other Board Members present:**

Joe Mora, Christine Hall, Colin Colin Smith and Howard Lange.  
Also in attendance: James Nguyen from Bartlein & Co., Inc.

## **Roll Call**

97 units were represented at the meeting by proxy or by attendance. A quorum was achieved (90 proxies/attendees required).

## **Proof of Notice**

All owners of record were sent a Notice of Meeting on 11/30/20.

## **Prior Annual Meeting Minutes**

Motion carried to dispense of the minutes and approve as prepared.

## **Officer's Reports**

**The Treasurer's Report for 2020** was read, with the following year-end totals:

Total Revenue \$836,404.77

Operating Expenses \$451,240.34

Res. Expenditures \$874,045.35

Savings Accts. \$2,180,439.82

As of 12/31/20, the Association Reserve is 91.3% fully funded.

The Treasurer's Report was unanimously accepted as presented.

**Board President**, Craig Nicholson, noted the association will see an increase in monthly dues because of an increase of price of services and materials from vendors, as well as due to the unexpected cost of repairs and paint from dry rot damage. Craig also noted there has not been an increase in dues for the last 6 years and in fact was lowered recently. Craig also noted that the carport facias were replaced, the pool bathrooms were

retiled, a Gutter Guard was added to keep leaf litter out of gutters to all buildings, a gym remodel was initiated that will essentially double the size of the gym, our landscape renovation is ongoing and so far has lowered our water usage by 40%, finally owners passed an amendment to the CC&Rs allowing a 50% +1 vote to pass changes to CC&Rs instead of the previous 75% supermajority needed.

### **Election of Board**

The 2-year term of two Board Members Joe Mora and Christine Hall were up for re-election.

Only 2 Association Members were **nominated** to serve each for a two-year terms on the Board: Joe Mora and Christine Hall.

It was moved and seconded to close the nominations, waive the secret balloting requirement of the California Civil Code, and unanimously elect the slate of Joe Mora and Christine Hall. Motion unanimously **approved** by Owners in attendance.

### **Old Business**

None.

### **New Business**

The members present unanimously approved the “**Excess Funds Resolution**” and **ratified** the Board's actions taken in 2020.

The membership officially thanked the Board Members (“**Board Action Confirmation**”) for their dedication and hard work contributed to the Association and ratified their decisions made throughout 2020.  
Landscape updates.

### **Adjournment**

The **Annual Meeting** was adjourned at 6:23 pm.

A Board meeting followed immediately.

Submitted by Matt Mora, Scribe.